



ALASTAIR SAVILLE
ESTATE AGENTS

Southport Road, Lydiate, Liverpool, L31 2JR

Offers Over £220,000

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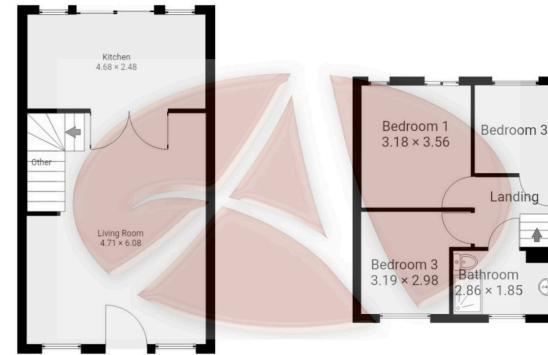


- Three Bedroom Property
- Modern Kitchen
- Rear GArden well maintained (not overlooked)
- EPC C
- NO CHAIN
- Spacious Lounge/Dining
- Modern Shower Room
- Off Road Parking
- Council Tax Band B





LOVINGLY RENOVATED BY THE CURRENT OWNER, DELIGHTFUL ENCLOSED GARDENS TO THE REAR NOT OVERLOOKED. A MUST SEE! This beautifully presented end terraced property has the WOW factor! STUNNING OPEN PLAN LOUNGE/DINER, MODERN KITCHEN AND SHOWER ROOM, OFF ROAD PARKING FOR TWO CARS AND A STUNNING REAR GARDEN WITH SPACIOUS PRIVATE PATIO AREA. The accommodation comprises lounge/dining Area, kitchen, Three bedrooms and shower room. Externally there is off road parking for two cars and stunning garden to the front whilst to the rear is a delightful enclosed garden which enjoys a patio area, lawns and garden sheds. These gardens are full of colourful shrubs and flowers. Side access to the front. All in all this is one not to be missed- be quick



Ground floor area 39.7m²

1st floor area 35.2m²

140 Southport Road, L31 2JR

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor-areas, openings and orientations are approximate. They should purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	